

Aston A. Henry, Supervisor
Risk Management Department

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January 26, 2012

Signature on File

TO: Jonathan Williams, Principal
Northeast High School

FROM: Robert Krickovich, Coordinator, LEA
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed

On August 30, 2011 I conducted an assessment at **Northeast High School**. Attached are findings and recommendations for further assessment, remediation, or corrective actions needed.

The IAQ assessment did identify one or more existing conditions impacting IAQ and has generated appropriate work orders to correct deficiencies in systems and maintenance that could contribute to decreased indoor air quality. At the time of the assessment, these concerns were not an immediate health or safety concern to building occupants. However, due to individual sensitivities and predisposing health factors, it is possible that some building occupants may elicit a health response to agents and / or conditions identified during the evaluation. Therefore, to further improve IAQ, prevent development of future IAQ-related problems, and to reduce the potential for IAQ-related complaints by building occupants, the IAQ Assessment Team recommends appropriate follow up of each item identified and listed in the attached evaluation.

Please ensure that your Head Facilities Serviceperson receives a copy of this correspondence so that the recommendations requiring their attention can be addressed. In an attempt to separate IAQ issues from general maintenance items, the attached assessment may contain direction for site based staff to generate a work order through COMPASS. Within two weeks a representative from the Custodial/Grounds Department will conduct a follow-up visit to ensure that all issues have been appropriately addressed.

Should any questions arise, or if the current concerns continue after the attached recommendations have been addressed, please feel free to contact us at 754-321-1907.

cc: Area Superintendent
Area Directors
Shelley Meloni, Executive Director, Facilities and Construction Management
Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance
Sonja Coley, Project Manager III, Facilities and Construction Management
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Supervisor, Risk Management
Broward Teachers Union
Federation of Public Employees

RK/tc
Enc.

IAQ Assessment

Location Number 1241

Northeast High School

Evaluation Requested August 29, 2011

Time of Day 1:30 PM

Evaluation Date August 30, 2011

Outdoor Conditions Temperature 83.7 Relative Humidity 78.2 Ambient CO2 455

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
308	71.4	72 - 78	58.4	30% - 60%	1203	Max 700 > Ambient	37
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		Yes		10 tiles	
Ceiling Type	2 x 4 Lay In		Yes	Yes		Spotty on Walls	
Wall Type	Plaster		Yes	Yes		None	
Flooring	12 x 12 Vinyl		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Clean as appropriate
Walls	No	Yes	Yes	Clean as appropriate
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	No	Yes	Yes	Clean as appropriate
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings

- Temperature was low at the time of the assessment
- Visible microbial growth on computer desks and wall surfaces.
- Stained ceiling tiles in FISH 308 and 308A
- Paint on wall surfaces is blistered and peeling
- Hallway has heavy condensation dripping from ceiling and metal access covers. Water stains on walls and concrete floor.

Possible air leak above ceiling.

Site Based Maintenance:

- Continue to wipe down walls, ceiling and all surfaces throughout the room
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operations:

- Evaluate HVAC system for proper operation and repair as appropriate to increase temperature
- Evaluate for cause of stained ceiling tiles (roof leak?) and repair as appropriate. Remove and replace ceiling tiles as necessary
- Evaluate HVAC controls to ensure shut down with unit
- Evaluate for cause of condensation on plaster ceiling corridor outside of FISH 308 and repair as appropriate
- Once cause of condensation and water intrusion is identified and repaired, paint rooms with anti-microbial paint

- NOTE: Work orders EQ01846-1848 generated 9/2/2011

IAQ Assessment

Location Number 1241

Northeast High School

Evaluation Requested August 29, 2011

Time of Day 1:30 PM

Evaluation Date August 30, 2011

Outdoor Conditions Temperature 83.7 Relative Humidity 78.2 Ambient CO2 455

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
311C	69.9	72 - 78	58.3	30% - 60%	941	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes		Yes		No		4 tiles	
Ceiling Type	2 x 4 Lay In		Yes	No	4 tiles		
Wall Type	Plaster		Yes	Yes	Spotty on Walls		
Flooring	Carpet		Yes	No			

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Clean as appropriate
Walls	No	Yes	Yes	Clean as appropriate
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	No	Yes	Yes	Clean as appropriate
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings

- Temperature was low at the time of the assessment
- Musty odor from carpet. Visible water damage/staining.
- Stained ceiling tiles
- Paint on wall surfaces is blistered and peeling
- Hallway has heavy condensation dripping from ceiling and metal access covers. Water stains on walls and concrete floor.

Possible air leak above ceiling.

Site Based Maintenance:

- Continue to wipe down walls, ceiling and all surfaces throughout the room
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operations:

- Evaluate HVAC system for proper operation and repair as appropriate to increase temperature
- Evaluate for cause of stained ceiling tiles (roof leak?) and repair as appropriate. Remove and replace ceiling tiles as necessary
- Evaluate HVAC controls to ensure shut down with unit
- Evaluate for cause of condensation on plaster ceiling corridor outside of FISH 311C and repair as appropriate
- Once cause of condensation and water intrusion is identified and repaired, paint rooms with anti-microbial paint
- Remove and replace carpet.

- NOTE: Work orders EQ01846-1848 generated 9/2/2011